149.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,014,000 / 1,014,000
					USE VALUE:	1,014,000 / 1,014,000
					ASSESSED:	1,014,000 / 1,014,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
289		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEHMANN BERTRAM
Owner 2:	SOSA DANIELA
Owner 3:	
Street 1:	289 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VON MEHREN KATHARINE -
Owner 2:	-
Street 1:	289 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Asbestos Exterior and 2368 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4916.000	560,000		454,000	1,014,000
Total Card	0.113	560,000		454,000	1,014,000
Total Parcel	0.113	560,000		454,000	1,014,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.21 /Parcel: 428.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98245

GIS Ref

GIS Ref

Insp Date 11/15/08

!11658!

PREVIOUS ASSESSMENT

Parcel ID 149.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	560,000	0	4,916.	454,000	1,014,000		Year end	12/23/2021
2021	101	FV	543,500	0	4,916.	454,000	997,500		Year End Roll	12/10/2020
2020	101	FV	405,800	0	4,916.	454,000	859,800	859,800	Year End Roll	12/18/2019
2019	101	FV	303,500	0	4,916.	425,600	729,100	729,100	Year End Roll	1/3/2019
2018	101	FV	303,500	0	4,916.	351,800	655,300	655,300	Year End Roll	12/20/2017
2017	101	FV	303,500	0	4,916.	323,500	627,000	627,000	Year End Roll	1/3/2017
2016	101	FV	303,500	0	4,916.	295,100	598,600	598,600	Year End	1/4/2016
2015	101	FV	286,900	0	4,916.	289,400	576,300	576,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:52:59

LAST REV

Date	Time
10/26/20	10:10:11
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11658

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VON MEHREN KATH	1544-147	1	5/31/2019		1,120,000	No	No		
DONAHOE BARBARA	1145-73		8/25/1995		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	98245
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2020	751	Redo Bat	31,535	C				
11/4/2008	1384	Addition	324,424			G10	GR FY10	DEMO REAR PORCH, B
5/24/1993	197		8,000					6X8 ADD TO REAR

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2019	SQ Returned	MM	Mary M
6/22/2009	Info Fm Prmt	BR	B Rossignol
11/15/2008	Meas/Inspect	197	PATRIOT
11/18/1999	Measured	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4916		Sq. Ft.	Site		0	80.	1.15	9									453,983						454,000	

Total AC/HA:	0.11286	Total SF/SM:	4916	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	453,983	Spl Credit		Total:	454,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09341216
Const Adj.:	0.99730045
Adj $ / SQ:	147.212
Other Features:	109331
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586983
Depreciation:	27001
Depreciated Total:	559981

COMMENTS

CK NEW ADD - WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

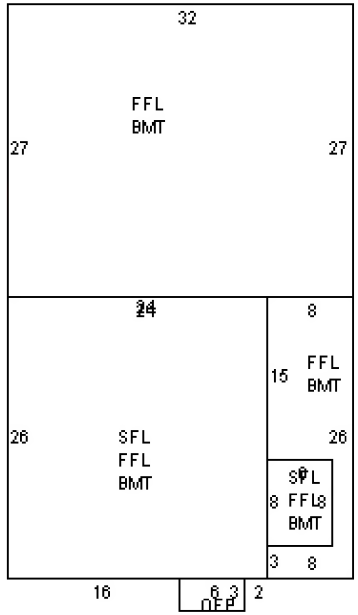
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.93
Special Features:	0	Val/Su Net:	137.19
Final Total:	560000	Val/Su SzAd	236.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,696	44.160	74,902
FFL	First Floor	1,696	147.210	249,672
SFL	Second Floor	672	147.210	98,927
OFP	Open Porch	18	43.880	790

Net Sketched Area:	4,082			Total:	424,291
Size Ad	2368	Gross Area	4082	FinArea	2368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	